023.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	860,000 /	860,000
USE VALUE:	860,000 /	860,000
ASSESSED:	860,000 /	860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRETON PETER R/ETAL
Owner 2:	ALBRIGHT DAWN
Owner 3:	
Street 1:	34 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAMEZ JOHN & MARIA P -
Owner 2:	-
Street 1:	34 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 2563 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	395,000		465,000	860,000
Total Card	0.123	395,000		465,000	860,000
Total Parcel	0.123	395,000		465,000	860,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.54 | /Parcel: 335.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14647
GIS Ref	
GIS Ref	
Insp Date	07/22/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0007.0

!1851!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,000	0	5,375.	465,000	860,000		Year end	12/23/2021
2021	101	FV	383,600	0	5,375.	465,000	848,600		Year End Roll	12/10/2020
2020	101	FV	383,900	0	5,375.	465,000	848,900	848,900	Year End Roll	12/18/2019
2019	101	FV	298,200	0	5,375.	494,100	792,300	792,300	Year End Roll	1/3/2019
2018	101	FV	298,200	0	5,375.	360,400	658,600	658,600	Year End Roll	12/20/2017
2017	101	FV	298,200	0	5,375.	313,900	612,100	612,100	Year End Roll	1/3/2017
2016	101	FV	298,200	0	5,375.	267,400	565,600	565,600	Year End	1/4/2016
2015	101	FV	282,000	0	5,375.	261,600	543,600	543,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:41:41

LAST REV

Date	Time
08/23/17	10:52:30
apro	

TAX DISTRICT

PAT ACCT. 1851

USER DEFINED

Prior Id # 1:	14647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAMEZ JOHN & MA	32600-2		3/20/2001		495,000	No	No		
	11711-424		7/21/1969		3,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2009	1249	Redo Bat	2,200					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	Meas/Inspect	HS	Hanne S
7/9/2001	MLS	MM	Mary M
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	14 - Asphalt Tile	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15505052
Const Adj.:	0.94745892
Adj $ / SQ:	147.739
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536642
Depreciation:	141673
Depreciated Total:	394968

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

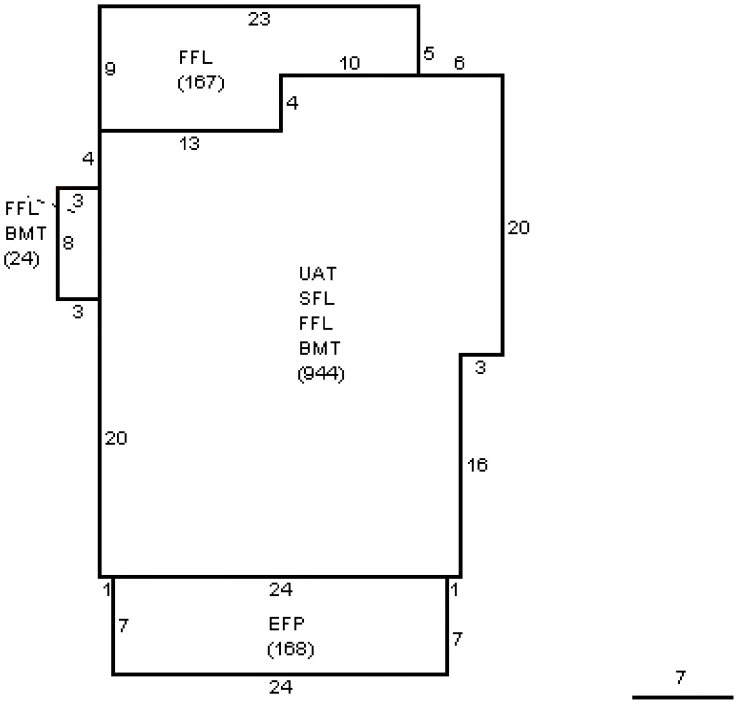
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.51
Special Features:	0	Val/Su Net:	114.46
Final Total:	395000	Val/Su SzAd	190.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,135	147.740	167,684
BMT	Basement	968	58.730	56,847
SFL	Second Floor	944	147.740	139,466
UAT	Upper Attic	236	59.100	13,947
EFP	Enclos Porch	168	41.150	6,913

Net Sketched Area:	3,451			Total:	384,857
Size Ad	2079	Gross Area	4159	FinArea	2563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc